BURGESS & CO.

01424 222255

19 Suffolk Road, Bexhill-On-Sea, TN39 5BH

Offers In Excess Of
£245,000 Freehold

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****CHAIN FREE** Burgess & Co are delighted to offer for sale this bright and spacious three bedroom end of terrace house, ideally located within close proximity to shopping facilities, schools, and bus services. Within two miles is Bexhill Town Centre with further shops, amenities, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation comprises an entrance hall leading into a dining room, a living room, a contemporary fitted kitchen, a utility area, and a downstairs w.c. To the first floor there are two double bedrooms, a single bedroom, a family bathroom and a separate w.c. The property benefits from double glazing, gas central heating and to the outside there is an enclosed south facing garden. Viewing is highly recommended to appreciate all this delightful property has to offer.**

Entrance Hall
With radiator, stairs to First Floor, door to

Dining Room
12'4 x 10'6
With radiator, understairs storage cupboard, double glazed window to the rear, opening to

Living Room
13'9 x 11'6
With radiator, fireplace with feature fire, double glazed square bay window to the front.

Kitchen
11'3 x 9'6
Comprising matching range of wall & base units, worksurfaces, inset sink unit, inset electric hob with electric oven under & extractor hood over, integral dishwasher, space for fridge/freezer, wall mounted gas boiler, double glazed window to the side, door to

Utility Area
With double glazed window & glazed door to the garden. Door to

Downstairs Cloakroom
Comprising low level w.c, wall mounted wash hand basin, radiator.

First Floor Landing
With two loft hatches, built-in cupboard.

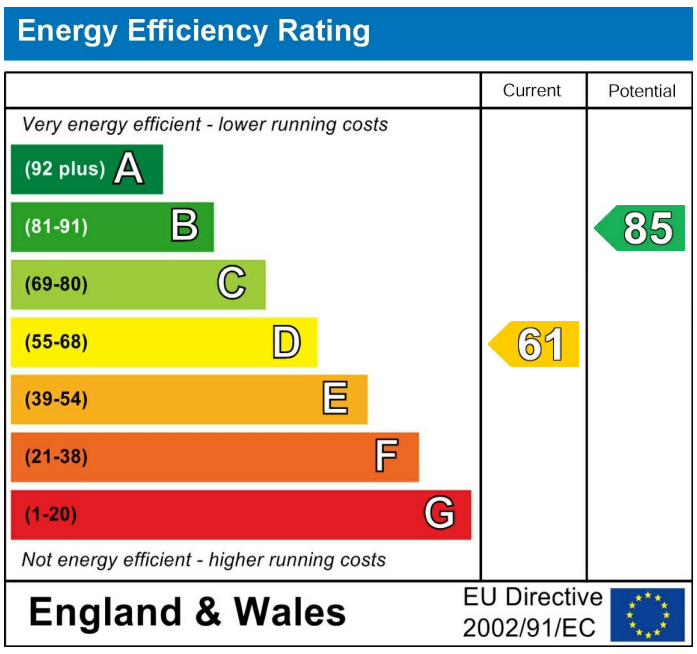
Bedroom One
14'1 x 10'0
With radiator, feature double glazed square bay window to the front.

Bedroom Two
10'8 x 9'6
With radiator, double glazed window to the rear.

Bedroom Three
9'4 x 8'0
With radiator, double glazed window to the rear.

Family Bathroom
7'0 x 4'10
Comprising panelled bath with shower attachment & mixer tap, glass shower screen, pedestal wash hand basin, partly tiled walls, chrome towel rail, extractor fan.

Separate W.C
Comprising low level w.c, wall mounted wash hand basin, chrome towel rail, extractor fan.

Outside
To the front there is an enclosed courtyard area and to the rear there is an area of astro-turf, an area of shingle with small deck, flowerbed borders, being enclosed by fencing and enjoying a southerly aspect.

NB
Council tax band: B